

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **JANUARY 24, 2006** HELD IN THE TOWN COUNCIL **CHAMBERS**, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:10 AM. by *Chair Baily*.

ATTENDANCE

Members Present:

Sandy Baily, Associate Planner

Suzanne Davis, Associate Planner

Julie Linney, Fire Department

Mark Glendinning, Building Inspector

Fletcher Parsons, Associate Engineer

PUBLIC HEARING

ITEM 1: 15909 Linda Avenue

Architecture and Site Application S-06-06

Requesting approval to demolish a single family residence and to construct a new residence on property zoned R-1:8. APN 523-25-021
PROPERTY OWNER/APPLICANT: Dan Holloway

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present.
***Bob Colhour*, neighbor, had no comments.**
***Dave Crites*, neighbor, questioned the drainage.**
5. Public hearing closed.
6. ***Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:**
 - a) **That the project is Categorically Exempt pursuant to Section 15303 of the State Environmental Guidelines as adopted by the Town.**
 - b) **As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence.**
 1. **The Town's housing stock will be maintained as the house will be replaced.**
 2. **The existing structure has no architectural or historical significance and is in poor condition (the overall quality and condition of the support system is poor, there is substantial dry rot and extensive fungus infestation).**
 3. **The property owners do not desire to maintain the structure as it exists; the proposed architectural design cannot be accomplished without demolition of the existing house.**
 4. **The economic utility of the structure is such that the existing house is not viable to remodel.**
 - c) **The project is in compliance with the Residential Development Standards for single-family homes not in hillside residential zones.**

d) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.

7. Linney seconded, motion passed unanimously.

8. Appeal rights were cited.

ITEM 2: 615 Blossom Hill Road
_____Architecture and Site Application S-06-036

Requesting approval of a time extension to construct 49 apartment units and a recreational building on property zoned RM:5-12:PD. APNS: 529-16-026, 073 and 529-14-012

PROPERTY OWNER: Steven Dilbeck and Cupertino Development Corporation

APPLICANT: Cupertino Development Corporation

Representative for project was not present. Deemed incomplete by the Planning Division. Does not need to return to Development Review Committee. Scheduled for Planning Commission meeting of February 8, 2006 as a consent item.

ITEM 3: 14777 Los Gatos Blvd Suite 102
Conditional Use Permit U-06-11

Requesting approval to operate a 24 hour restaurant (Subway Sandwiches) on property zoned CH. APN 424-06-129

PROPERTY OWNER: Hooman Sotoodeh

APPLICANT: Gurprett Sachdev

Deemed incomplete by the Planning Division. Does not need to return to Development Review Committee. Scheduled for the Planning Commission meeting of February 8, 2006.

ADJOURNMENT Meeting adjourned at 9:45 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

Sandy L. Baily, Associate Planner